



SANTA CLARA VALLEY
HABITAT AGENCY

Land Cover Development Fees

SANTA CLARA VALLEY HABITAT PLAN

Effective June 1, 2014

Development Fee Type ^{1 2}	Unit	Current Fee ³	Amount ³ Alternative Payment Mechanisms ⁴
<u>Land Cover Fee</u>			
Zone A: Mostly natural lands	per acre	\$ 17,028	Land in lieu; mitigation bank credit
Zone B: Mostly agricultural and valley floor rural residential lands	per acre	\$ 11,806	Land in lieu; mitigation bank credit
Zone C: Small vacant sites between 0.5 and 10 acres surrounded by urban development	per acre	\$ 4,313	Land in lieu; mitigation bank credit
<u>Serpentine Fee</u>	per acre	\$ 55,410	Land in lieu (must be serpentine)
<u>Nitrogen Deposition Fee</u>	per new vehicle trip	\$ 3.98	Other mechanism determined during implementation
<u>Burrowing Owl Fee</u>	per acre	\$ 51,568	Land in lieu (must be occupied nesting habitat)
<u>Wetland Fee</u>			
Willow Riparian Forest and Mixed Riparian	per acre	\$ 142,838	Wetland mitigation in lieu; mitigation bank credit
Central California Sycamore Woodland	per acre	\$ 260,898	Wetland mitigation in lieu; mitigation bank credit
Freshwater Marsh	per acre	\$ 175,159	Wetland mitigation in lieu; mitigation bank credit
Seasonal Wetlands	per acre	\$ 383,238	Wetland mitigation in lieu; mitigation bank credit
Pond	per acre	\$ 156,755	Wetland mitigation in lieu; mitigation bank credit
Stream	per linear ft.	\$ 601	Wetland mitigation in lieu; mitigation bank credit
<u>Temporary Impact Fee</u>			
Land Cover	per acre	Varies ⁵	Land in lieu; mitigation bank credit
Serpentine	per acre	Varies ⁵	Land in lieu (must be serpentine)
Burrowing Owl	per acre	Varies ⁵	Land in lieu (must be occupied nesting habitat)
Wetland	per acre	Varies ⁵	Wetland mitigation in lieu; mitigation bank credit

¹ See Chapter 9 for details of each development fee and in what circumstances it is required.

² The Endowment fee and Plan Preparation fee are included in the appropriate Habitat Plan fees listed in this table as described in Chapter 9.

³ All development fees will be adjusted (up or down) effective June 1st of every year.

⁴ All fees may be paid in cash or, at the discretion of the Santa Clara Valley Habitat Agency (SCVHA), through implementation of conservation actions.

⁵ Temporary fee varies based on duration of impact. See Chapter 9 text for details.

Adopted by the Governing Board of the Santa Clara Valley Habitat Agency on August 15, 2013